

Call for Offers August 22<sup>nd</sup>, 2014



## Seville Plaza

29 Units on the Country Club Plaza  
4545 Main  
Kansas City, Missouri 64111



REECE  
COMMERCIAL

[KCCommercial.net](http://KCCommercial.net)



## **Exclusively Marketed by:**

Brice Bradshaw  
KCCommercial.net  
Reece Commercial  
913-901-6305  
Bbradshaw@ReeceCommercial.com

Property Tours to be scheduled through the Reece Commercial broker. Tours will require approval by broker, management and owner. Broker and Owner reserve the right to set tour times and dates. Please do not contact third party management or tenants.

This property summary includes assumptions, which represent a projection of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and Reece Commercial/KCCommercial.net makes no warranty as to the accuracy of such information. Interested persons are expected to acquaint themselves with the property and arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters and any factors having to do with the valuation of property.

Potential Buyer acknowledges that Potential Buyer is fully responsible for any commission that may be owed to any agent or broker acting on Potential Buyer's behalf, except listing agent/broker, pursuant to any agreement between Potential Buyer and such agent or broker.



## Seville Plaza

- ❖ 29 Units
- ❖ Ideal Country Club Plaza Location
- ❖ Many Recent Capital Improvements
- ❖ Google Fiber
- ❖ Individually Metered for Electric
- ❖ Central Heat Boiler
- ❖ Hardwood Floors in Many Units
- ❖ Excellent Occupancy
- ❖ Strong Rent Upside Potential









## Property Summary

Seville Plaza is a charming historic 29 unit apartment complex located on Kansas City's Country Club Plaza. Seville Plaza is a three story building with a brick exterior and inviting front porch. The 29 units consist of 11 studio units, 17 one bedroom one bathroom units and a 1 one bedroom two bath unit. The average unit size is 440 square feet. The building features a newer central boiler heating system, central hot water, individually metered electric units and window air conditioning. The Seville Plaza units feature excellent window lighting, galley kitchens, window air and Google Fiber. The units are mostly hardwood, a few still have carpet. Seville Plaza has a central laundry area and secured entry.

As Seville Plaza, following foreclosure, was stabilized during the trailing 15 months, over \$50,000 was spent on exterior capital improvements and individual units were redone with additional capital improvement expenses on unit make readies. The roof was repaired, the front porch was structurally repaired and fully supported with new infrastructure, new concrete entry stairs were installed, new stamped concrete was added to the front porch decking and new awnings were placed throughout the complex. Seville Plaza is ready for a new owner to take it to its next level with higher stabilized rents through continued modernization efforts. Current rents of \$1.20 S/F are among the lowest rents on the Country Club Plaza. Space exists in the large basement for individual storage to be added for an additional revenue stream. A modest modernization plan of new stainless appliances and updates to the kitchens and bathrooms is projected to increase rents to a minimum of \$1.34 S/F.

Seville Plaza is third party professionally managed and is 95%+ occupied with excellent rent upside potential. Seville Plaza is "on" Kansas City's Country Club Plaza, on Main Street between the world famous Nichols Fountain and the American Century Towers, in the heart of the central commerce corridor. Seville Plaza is ideally located on the central artery between Downtown and the Country Club Plaza.



## Offering and Property Summary

Asking price	Market
Terms	Free & Clear
Address	4545 Main Kansas City, MO 64111
Year Built	1924
Units	29
Studios	11
One Bedroom One Bathroom	17
One Bedroom Two Bathroom	1
Net Rentable Area	12,750 Sf
Average Unit Size	440 Sf
Current Leased Rent/Sf	\$1.20
Metering	Individual/Electric
Heat	Central Boiler
A/C	Window Units
Hot Water	Common
Exterior	Brick Veneer
Laundry	Central On-Site
Entry	Secure



## *Country Club Plaza*





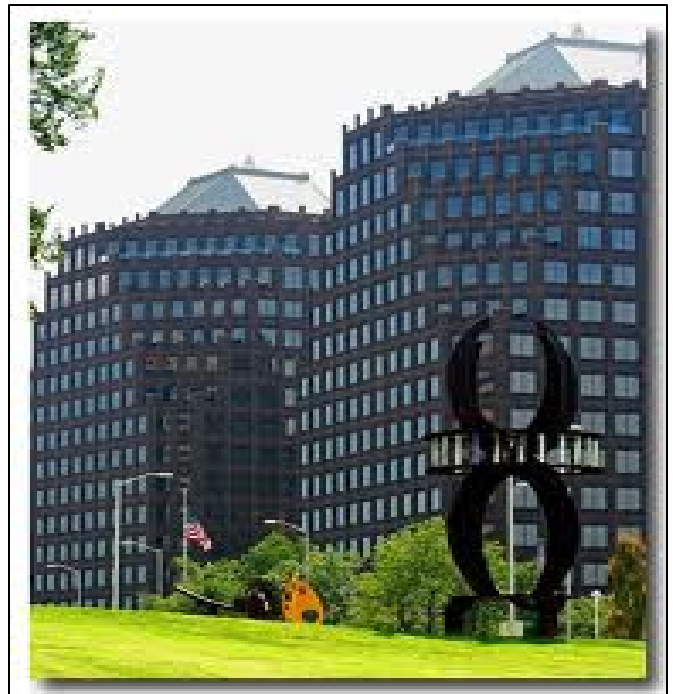
## Neighborhood and Submarket Summary

Seville Plaza is located “on” the Country Club Plaza in Kansas City, Missouri. The Country Club Plaza is Kansas City’s premier retail, dining and entertainment destination. The Country Club Plaza, inspired by Spanish Architecture was first established in 1922 and remains a highly sought after residential and commercial location. “The Plaza” is home to many Kansas City cultural traditions and experiences including the Plaza Art Fair, Waterfire and the Plaza Lighting Ceremony. The area features many parks and walking trails including scenic Brush Creek. The Country Club Plaza is the south border of Kansas City’s commerce corridor which extends through Midtown north to Downtown Kansas City. The corridor is home to the World Headquarters of Hallmark Cards, American Century Investments, Lockton Insurance and Russell Stover Candies. Three of Kansas City’s largest law firms Polsinelli PC, Dentons and Husch Blackwell Sanders LLP are located on the Country Club Plaza. Seville Plaza is just blocks from the Nelson-Atkins Museum of Art, the Kemper Museum of Modern Art and the James C. Olson Performing Arts Center at UMKC. The complex is ideally situated only minutes from Downtown, the Westport Entertainment District, St. Luke’s Hospital, Crown Center, Union Station, the IRS office complex, the University of Kansas Medical Center, Children’s Mercy Hospital, Truman Medical Center, Penn Valley Community College, the Federal Reserve Bank, the Stowers Institute for Medical Research, the University of Missouri Kansas City (UMKC) main campus and the separate campuses of UMKC Schools of Dentistry, Nursing, Pharmacy and Medicine. Rental demand is very strong and quite stable “on” the Country Club Plaza due to the high quality of life.





*Stowers Institute*



*American Century Towers*



*Nelson Atkins Museum*



*Kauffman Foundation*



*Kemper Museum*



*Kansas City Art Institute*





## Kansas City Information

The Kansas City Metropolitan Area is home to 2.1 Million people and is dissected North to South by the Kansas and Missouri State Line. Site Selection in 2013 ranked Kansas City as one of the "Top 10 Metros for Corporate Expansions/Relocations". The Kansas City area is home to such companies as: Hallmark, H&R Block, Black & Veatch, Seaboard, DST Systems, Russell Stover, YRC Worldwide, Garmin and Sprint. Kansas City is also home to an expanding Biotechnology Industry including the Stowers Institute for Medical Research, the Kansas Life Sciences Innovation Center, the Biotechnology Development Center, XenoTech and Proteon Therapeutics. In 2013 Site Selection ranked Kansas City in the top 10 for new and expanded facilities.

Bloomberg ranked Kansas City in the top 15 "Best Cities to Live" and Techie.com ranked Kansas City as one of the most promising tech hubs for 2014. MarketWatch ranked Kansas City Third in "Best Cities for Real Estate Investors" and Rent.com ranked Kansas City as a "Top 10 Cities for New College Graduates". In addition, Travel and Leisure ranked Kansas City of the Top 20 for "Cities for Hipsters" and Business Insider ranked Kansas City #7 best city for young job seekers.

The General Motors Fairfax facility in Kansas City, Kansas is ranked as the most productive auto assembly plant in North America (HARGOUR CONSULTING REPORT). The recently expanded Ford Motor assembly plant in Kansas City builds the popular F-150 pickup truck and the Hybrid, Ford Escape. Kansas City also has a large Harley Davidson assembly plant near the airport.

Kansas City is the second largest U.S. railroad hub in terms of volume (measured in units) and the biggest in terms of tonnage. The area is also home to YRC Worldwide, the largest trucking company in the nation.

For the sports fan, the Kansas City area has it all including the NFL's Chiefs, MLB's Royals, MLS's Sporting Kansas City, the T-Bones a minor league baseball team, several of the finest golf courses in the United States, the Kansas Speedway one of NASCAR's newest tracks, the College Basketball Hall of Fame and much more. Kansas City is home to Schlitterbahn Waterpark near the Kansas Speedway and is home to Worlds of Fun, Oceans of Fun and the Great Wolf Lodge, which are all large entertainment parks and destinations.

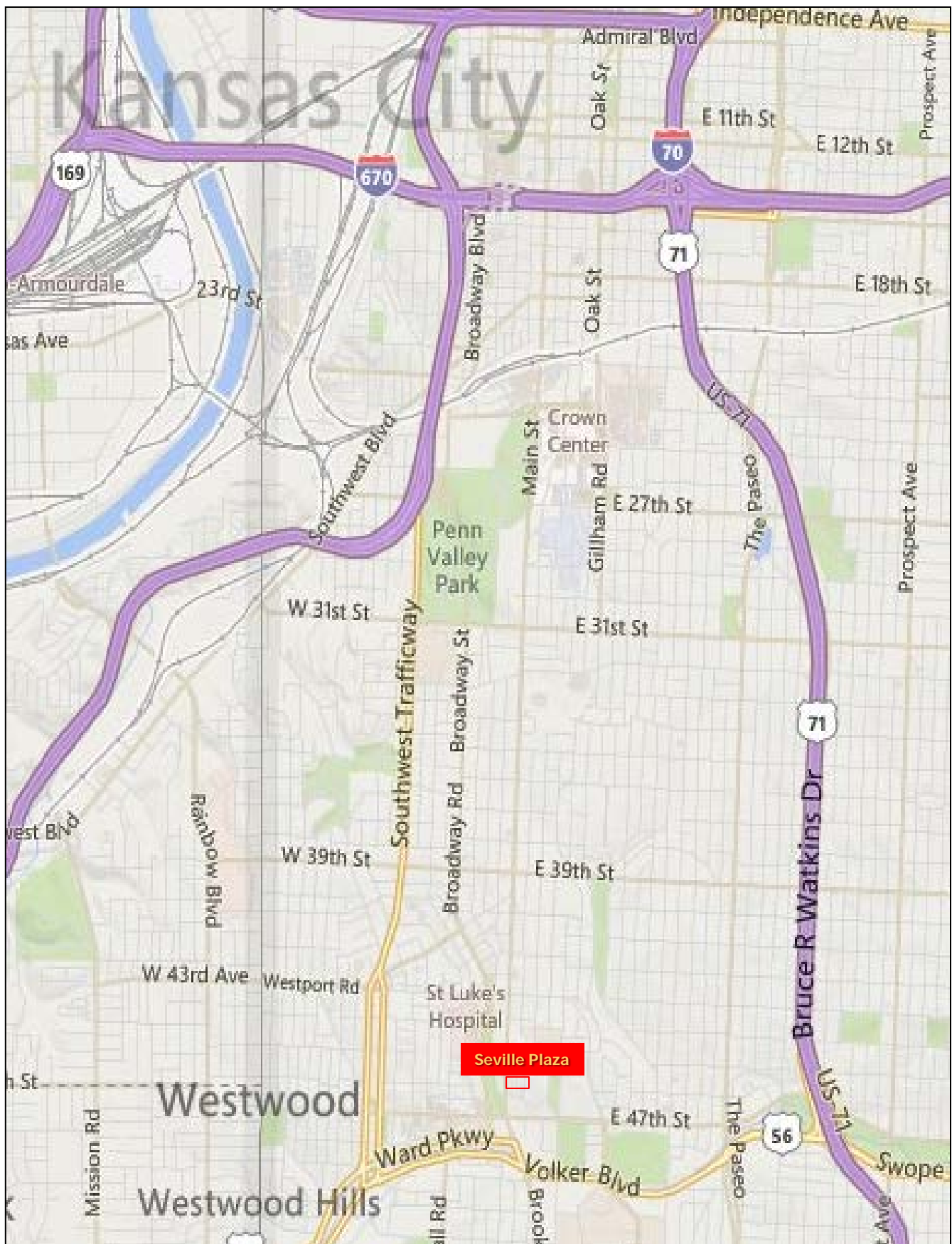
Education is also an integral piece of the Kansas City metropolitan area. The area has a number of major colleges and universities such as the University of Kansas, Kansas University Medical Center, the University of Missouri Kansas City and Rockhurst University along with many others. The area is proud to have 3 of the top 10 Public School Districts in the United States.











## Property Information – Current Stabilized Financials

<u># Units</u>	<u>Style</u>	<u>Unit Monthly Rent</u>	<u>Unit Yearly Rent</u>
11	Studio	\$ 461	\$ 60,852
17	1 Bedroom 1 Bathroom	\$ 567	\$115,668
1	1 Bedroom 2 Bathroom	\$ 550	\$ 6,600

<b>Total</b>	<b>29</b>	<b>Current Rent S/F \$1.20</b>	<b>\$ 183,120</b>
--------------	-----------	--------------------------------	-------------------

<b>Gross Scheduled Income</b>	<b>\$183,120</b>	<b>% GSI</b>
Vacancy and Credit Losses	\$ 9,156	5%
Other Income	\$ 4,000	2.2%
<b>Adjusted Gross Income</b>	<b>\$ 177,964</b>	<b>% AGI</b>
Administration	\$ 600	0.3%
Repairs and Maintenance	\$ 20,300	11.4%
Cleaning, Lawn Care and Snow Removal	\$ 8,700	4.9%
Insurance	\$ 5,500	3.1%
Management	\$ 13,917	8.0%
Taxes	\$ 6,700	3.8%
Refuse	\$ 1,550	0.9%
Electricity	\$ 3,350	1.9%
Gas	\$ 14,200	8.0%
Water and Sewer	\$ 11,800	6.6%
Replacement Reserves	\$ 5,800	3.3%
<b>Total Expenses</b>	<b>\$ 92,417</b>	<b>51.9%</b>
<b>Net Operating Income</b>	<b>\$ 85,547</b>	

## Property Information – With Modernization Proforma

Scenario-New Stainless Appliances, Some Updates to Kitchens and Bathrooms

<u># Units</u>	<u>Style</u>	<u>Unit Monthly Rent</u>	<u>Unit Yearly Rent</u>
11	Studio	\$ 525	\$ 69,300
17	1 Bedroom 1 Bathroom	\$ 625	\$ 127,500
1	1 Bedroom, 2 Bathroom	\$ 625	\$ 7,500

<b>Total</b>	<b>29</b>	<b>Projected Rent S/F \$1.34</b>	<b>\$ 204,300</b>
--------------	-----------	----------------------------------	-------------------

<b>Gross Scheduled Income</b>	<b>\$204,300</b>	<b>% GSI</b>
Vacancy and Credit Losses	\$ 10,215	5%
Other Income	\$ 4,000	2.2%
<b>Adjusted Gross Income</b>	<b>\$ 198,085</b>	<b>% AGI</b>
Administration	\$ 600	0.3%
Repairs and Maintenance	\$ 20,300	10.2%
Cleaning, Lawn Care and Snow Removal	\$ 8,700	4.4%
Insurance	\$ 5,500	2.8%
Management	\$ 15,527	8.0%
Taxes	\$ 6,700	3.4%
Refuse	\$ 1,550	0.8%
Electricity	\$ 3,350	1.7%
Gas	\$ 14,200	7.2%
Water and Sewer	\$ 11,800	6.0%
Replacement Reserves	\$ 5,800	2.9%
<b>Total Expenses</b>	<b>\$ 93,927</b>	<b>47.4%</b>
<b>Net Operating Income</b>	<b>\$ 104,158</b>	



